# TOWN OF ELSMERE BOARD OF ADJUSTMENT MEETING MINUTES January 27, 2015 6:30 P.M.

#### PLEDGE OF ALLEGIANCE:

#### **CALL TO ORDER:**

## **ROLL CALL:**

CHAIRMAN	JAMES PERSONTI	PRESENT
<b>BOARD MEMBER</b>	JOHN ACTON	PRESENT
<b>BOARD MEMBER</b>	PATRICIA BOYD	PRESENT
<b>BOARD MEMBER</b>	RON RUSSO	PRESENT
<b>BOARD MEMBER</b>	JOHN SMITH	PRESENT

## **APPROVAL OF MINUTES:**

Minutes from the November 25, 2014 Board of Adjustment Meeting

**ACTION:** Board Member Boyd made a motion to approve the Minutes from the November 25, 2014 Board of Adjustment meeting. The motion was seconded by Board Member Smith.

**VOTE:** 5-0 Motion carried

## **OLD BUSINESS:**

None

## **NEW BUSINESS:**

# Review Petition 14-22 Tax Parcel # 1900-400-003

Laura Poppiti, Esquire, spoke on behalf of the applicant, Dominick Serpe. Ms. Poppiti stated that the applicant is in the process of re-zoning the property from residential to commercial and is requesting the variances required to use the property for storage of bakery equipment.

Chairman Personti asked about the current occupants of the residential property. Ms. Poppiti stated that once the re-zoning is granted no one would reside at the property.

Councilwoman Joann I. Personti, 5<sup>th</sup> District, stated that she has received no correspondence either for or against the application. Councilwoman Personti spoke at length in favor of the application.

Board of Adjustment Minutes January 27, 2015 Page **1** of **2**  Town Manager John Giles stated that the town has been working with Serpes Bakery to clean up the property. Town Manager Giles stated that the town supports the application with the condition that the re-zoning application is approved and that mixed use of the property is not allowed.

Mayor Steve Burg stated that council has passed first and second reading of the ordinance to re-zone the property and the ordinance is scheduled for third and final reading at the next council meeting in February.

**ACTION:** Board Member Russo made a motion to grant approval of a variance to the 20 foot buffer and to grant a special exception to allow business storage in the building pending approval of the re-zoning application and with the condition that mixed use is prohibited. The motion was seconded by Board Member Boyd.

**VOTE:** 5-0 Motion carried

#### ITEMS SUBMITTED BY CHAIRMAN AND BOARD MEMBERS:

None

#### **PUBLIC COMMENT:**

None

## **ADJOURNMENT:**

**ACTION:** A motion was made by Board Member Russo to adjourn. The motion was seconded by Board Member Smith.

**VOTE:** 5-0 Motion carried

These minutes summarize the agenda items and other issues discussed at the January 27, 2015 Board of Adjustment Meeting. Votes are recorded accurately. The audio tape(s) of this meeting will be available at Town Hall for a period of two years from the date these minutes are approved. The audio tape(s) may be reviewed at Town Hall by appointment and in accordance with the Freedom of Information Act.

JAMES PERSONTI, CHAIRMAN PATTY BOYD, SECRETARY